

PLANNING BOARD MEETING

Minutes, February 24, 2004

Members present: Joseph Barrell, James Heigham, Deborah Emello, Andrew McClurg, and Karl Haglund

Also present: Tim Higgins-Senior Planner, Mary Jo Frisoli-Chair of the Traffic Advisory Committee (TAC)

7:05 p.m. Chairman, Joseph Barrell opened the meeting.

- Mr. Barrell noted that the Board of Selectmen has asked the Planning Board to come before them on March 1st to discuss the Corridor Study. The Board has a conflict that evening with the Zoning Board of Appeals fire station applications. Tim Higgins will attend and make the presentation.
- The meeting minutes from January 27, 2004 were approved with a minor edit.

7:15 Trapelo Road/Belmont Street Corridor Study

Mary Jo Frisoli was in attendance representing the TAC for a discussion of the Trapelo Road/Belmont Street Corridor Study. Andrew McClurg opened the discussion on the next steps in this planning process. He has drafted a report that was distributed to the Board electronically earlier in the week. He briefly summarized the report and the results of the workshops in November and December 2003. The report includes four (4) recommendations.

Mr. McClurg asked that the report be forwarded to the Board of Selectmen once the TAC formally endorses it. Tim Higgins has been requested to attend the March 1, Board of Selectmen meeting. The TAC has scheduled a meeting Friday afternoon to discuss it so it should be possible to make the March 1st meeting. A motion was made to this effect and it was voted 5:0. James Heigham thanked Andrew McClurg and Karl Haglund for their work on this important project.

7:30 p.m. O'Neill Re-Zoning Public Hearing was opened by James Heigham by reading the public hearing notice. He then read a written request from O'Neill to continue the hearing. Tim Higgins noted that the Town consultants can only meet on March 30th not the 16th as originally hoped. Joseph Barrell noted that he spoke with Mr. O'Neill on the issue and he believes the Planning Board is not yet ready to vote. Commentary from the Board of Assessors is also anticipated. There was a 5:0 vote to continue the hearing with the written comment period being extended as well. James Heigham noted that a revised submittal may require a reopening of the public hearing process. Also, this issue will probably not make the April 26th Annual Town Meeting.

7:40 p.m. Zoning Articles: Tim Higgins walked the Board through the agenda for the March 8th public hearing on the zoning amendment proposals. There will be six different proposals five concerning zoning and the sixth concerning the Building Setback Lines. The information package – including colored maps has been forwarded to the Board and will be placed on the OCD web page. The proposals will be discussed in detail during the public hearing on March 8th at the Chenery Middle School community room.

There was a request for zoning set-back distances to be shown in comparison to the existing building set-back lines. There was also a question on the removal of these lines possibility promoting the demolition of buildings as more area could be made available for building purposes. Also a comparison of the building set-back lines with the existing zoning would be very useful.

7:50 p.m. Mansionization Joseph Barrell briefly discussed the “mansionization” issue. There was a tear down next to his home and this issue is a concern to some residents.. Tim Higgins noted that he has provided the Board with a memorandum on this issue and believes that there is not a problem. A brief discussion ensued on the issue.

8:15 p.m. There being no further business, the meeting was adjourned.